

French Lick, IN • Orange County

115.15±
acres

2 AUCTIONS
SAME DAY

Tuesday
July 18th

Orange Co - 1pm EST
Pike Co. - 6pm EST

35±
acres

Petersburg, IN • Pike County

AUCTION TERMS & CONDITIONS:

PROCEDURE: Each property will be offered as a single tract. There will be open bidding during the auction as determined by the Auctioneer.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes Assessed for 2023 payable in 2024 shall be prorated to the date of closing.

MINERAL RIGHTS: Auction #1 - Orange County, Mineral Rights have been previously conveyed, therefore NO Mineral Rights shall be conveyed to the Buyer. Auction #2 - Pike County, Seller shall convey 100% of the mineral rights they own, however Seller makes NO warranty regarding any mineral rights owned.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party

shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property.

The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.

AC63001504, AU01052618



AUCTION MANAGER:
Brad Horrall, 812-890-8255

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
BRAD HORRALL,
812-890-8255

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JULY 2023						
SAT	SUN	MON	TUE	WED	THU	FRI
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

TUE - NICE Orange Co Auction - 1000 EST
WED - NICE Pike Co Auction - 1000 EST

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Petersburg, IN • Pike County

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Orange and Pike Counties, Indiana

French Lick, IN
Orange County

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800-451-2709 • SchraderAuction.com

3% Buyer's Premium

2 AUCTIONS
* SAME DAY *

Tuesday
July 18th
1pm EST

115.15±
acres

Inspection Day
Friday, July 7th • 10am - 12 Noon

French Lick, IN • Orange County

AUCTION #1 INFORMATION:

Tuesday, July 18th at 1pm EST.

AUCTION LOCATION:

American Legion Hall Post 76,
8607 W Main, French Lick, IN
47432.



PROPERTY DIRECTIONS: From Jct of St Rt 150 and 56 at the north edge of French Lick/West Baden, travel east on St Rt 150 1.5 miles to the property.

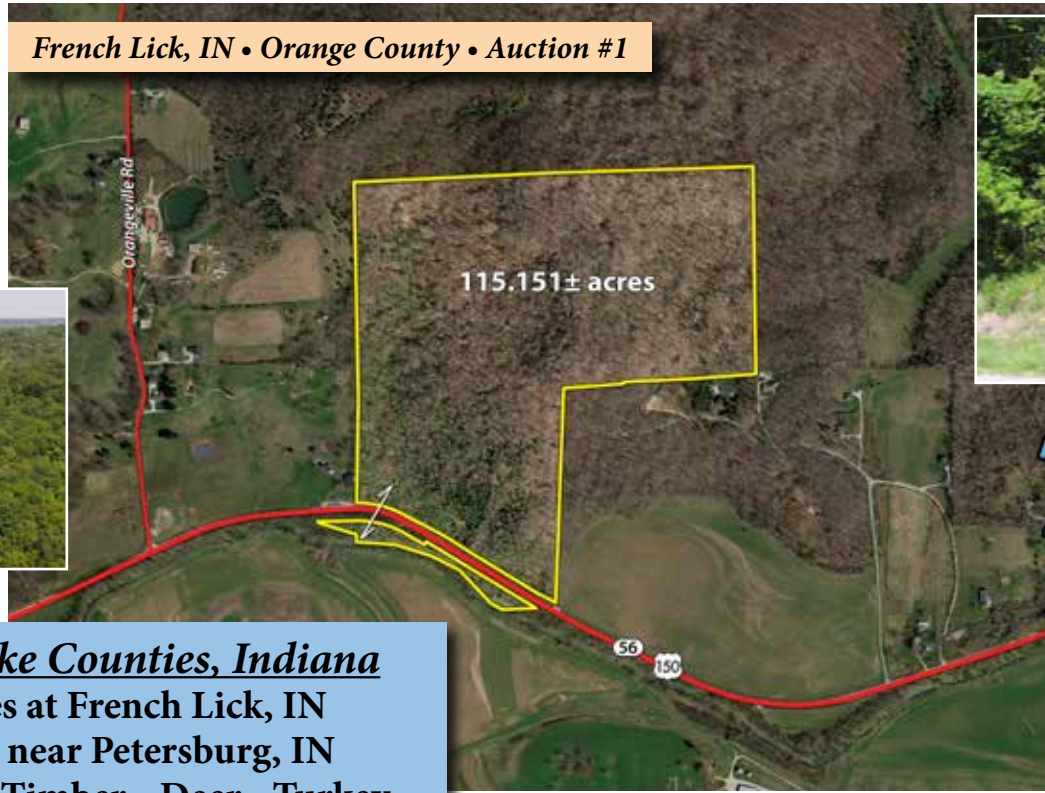
OWNERS: Ruth D Marshall and Dana Carmen Wells

French Lick, IN • Orange County • Auction #1



French Lick, IN
Orange County

French Lick, IN • Orange County • Auction #1



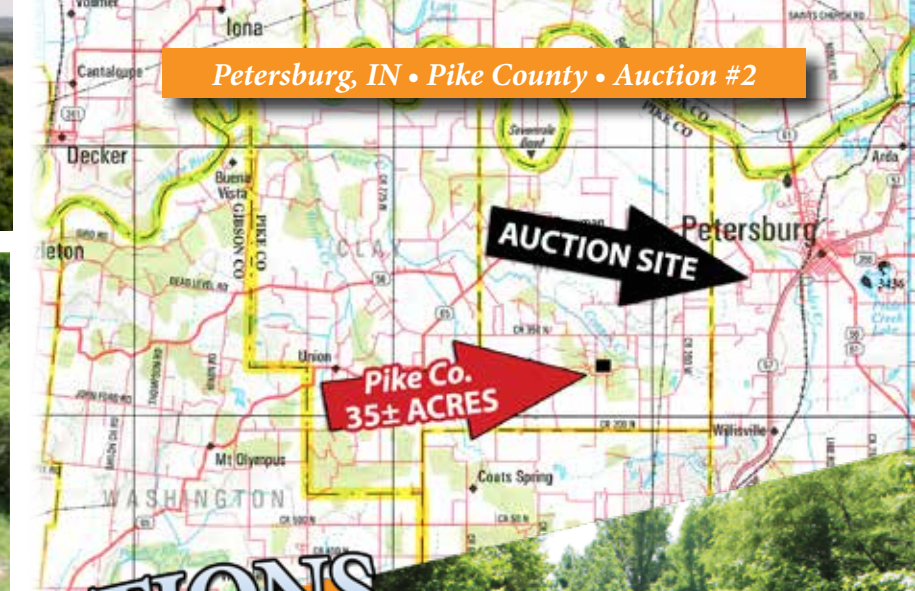
Orange & Pike Counties, Indiana

- 115± acres at French Lick, IN
- 35± acres near Petersburg, IN
- Hunting and Timber • Deer - Turkey
- Homesite potential
- Hwy 150 frontage (Orange Co)
- 5 Minutes to French Lick (Auction #1)
- Internal Trails



Petersburg, IN • Pike County • Auction #2

Petersburg, IN • Pike County • Auction #2



Petersburg, IN
Pike County

2 AUCTIONS
* SAME DAY *

Tuesday
July 18th
6pm EST

35±
acres

Petersburg, IN • Pike County

AUCTION #2 INFORMATION:

Tuesday, July 18th at 6pm EST.

AUCTION LOCATION: Pike County Fairgrounds 4-H Bldg, 1211 W SR 56,
Petersburg, IN 47567. (Behind Hornady Park)

PROPERTY DIRECTIONS: From the Jct of St Rt 57 and 56 at the south edge of Petersburg, go south on St Rt 57 1.2 miles to Cart Rd turn west 3.2 miles to Co Rd 400 W turn south 1/2 mile to the property.

OWNER: Ruth D Marshall

Inspection Day
Friday, July 7th • 2pm - 4pm

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



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